

**SNAPSHOT of HOME Program Performance--As of 03/31/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Waukesha County Consortium**

State: **WI**

PJ's Total HOME Allocation Received: **\$15,835,433**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	10		
% of Funds Committed	93.96 %	94.31 %	8	92.07 %	72	69	
% of Funds Disbursed	91.63 %	91.03 %	5	84.14 %	88	85	
Leveraging Ratio for Rental Activities	3.89	3.63	5	4.79	40	42	
% of Completed Rental Disbursements to All Rental Commitments***	82.18 %	96.21 %	9	81.45 %	27	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	54.83 %	78.41 %	9	69.74 %	21	22	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.49 %	76.98 %	9	80.97 %	13	16	
% of 0-30% AMI Renters to All Renters***	50.85 %	51.27 %	5	45.50 %	62	60	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.61 %	87.62 %	4	95.55 %	32	34	
Overall Ranking:			In State:	7 / 10	Nationally:	40	44
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,595	\$14,684		\$26,831	59 Units	3.30 %	
Homebuyer Unit	\$5,543	\$14,078		\$15,029	1,223 Units	68.50 %	
Homeowner-Rehab Unit	\$6,118	\$15,995		\$20,806	436 Units	24.40 %	
TBRA Unit	\$869	\$2,672		\$3,228	67 Units	3.80 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waukesha County Consortium WI

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$79,849	\$108,534	\$8,192
<b>State:*</b>	\$64,878	\$74,903	\$17,823
<b>National:**</b>	\$96,090	\$75,663	\$23,585

**CHDO Operating Expenses:**  
(% of allocation)

<b>PJ:</b>	<span style="border: 1px solid black; padding: 2px;">3.7</span> %
<b>National Avg:</b>	<span style="border: 1px solid black; padding: 2px;">1.2</span> %

**R.S. Means Cost Index:** 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">87.7</span>	<span style="border: 1px solid black; padding: 2px;">88.4</span>	<span style="border: 1px solid black; padding: 2px;">96.1</span>	<span style="border: 1px solid black; padding: 2px;">78.6</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">50.9</span>	<span style="border: 1px solid black; padding: 2px;">37.1</span>	<span style="border: 1px solid black; padding: 2px;">16.3</span>	<span style="border: 1px solid black; padding: 2px;">42.9</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">7.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">10.7</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">33.3</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">20.6</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">12.3</span>	<span style="border: 1px solid black; padding: 2px;">21.0</span>	<span style="border: 1px solid black; padding: 2px;">20.4</span>	<span style="border: 1px solid black; padding: 2px;">32.1</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">34.3</span>	<span style="border: 1px solid black; padding: 2px;">35.8</span>	<span style="border: 1px solid black; padding: 2px;">14.3</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">7.0</span>	<span style="border: 1px solid black; padding: 2px;">6.9</span>	<span style="border: 1px solid black; padding: 2px;">3.6</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">5.3</span>	<span style="border: 1px solid black; padding: 2px;">9.5</span>	<span style="border: 1px solid black; padding: 2px;">3.0</span>	<span style="border: 1px solid black; padding: 2px;">10.7</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">68.4</span>	<span style="border: 1px solid black; padding: 2px;">35.7</span>	<span style="border: 1px solid black; padding: 2px;">31.4</span>	<span style="border: 1px solid black; padding: 2px;">32.1</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">19.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">15.8</span>	<span style="border: 1px solid black; padding: 2px;">18.7</span>	<span style="border: 1px solid black; padding: 2px;">16.7</span>	<span style="border: 1px solid black; padding: 2px;">21.4</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">10.5</span>	<span style="border: 1px solid black; padding: 2px;">18.9</span>	<span style="border: 1px solid black; padding: 2px;">14.7</span>	<span style="border: 1px solid black; padding: 2px;">17.9</span>	Other:	<span style="border: 1px solid black; padding: 2px;">14.0</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">3.5</span>	<span style="border: 1px solid black; padding: 2px;">14.4</span>	<span style="border: 1px solid black; padding: 2px;">20.6</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">66.7</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">9.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">3.6</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				<span style="border: 1px solid black; padding: 2px;">19</span>

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waukesha County Consortium

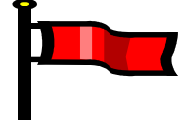
State: WI

Group Rank: 40  
 (Percentile)

State Rank: 7 / 10 PJs

Overall Rank: 44  
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	82.18	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	54.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.49	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	96.61	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	0.93	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)